

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 14, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-34012 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for a Rescue Mission use, including parking requirements.
2. Conformance to the conditions for Rezoning (Z-0087-72, Z-0067-73 and ZON-19680), Special Use Permits (U-0036-86, U-0081-99 and SUP-19681), Variances (V-0019-80 and VAR-32468) and Site Development Plan Reviews [Z-0087-72(1), Z-0058-83, SD-0027-01 and SDR-19679], if approved.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Special Use Permit (SUP-19681) for the expansion of an existing Rescue Mission at 480 West Bonanza Road. The subject property at one time consisted of several independent parcels, some of which had previous approvals for a Rescue Mission use and others which did not. An administrative joining was performed through the Clark County Assessor's Office creating one large parcel, portions of which are not entitled for a Rescue Mission use. This application has been requested to entitle the entire 4.09-acre site for a Rescue Mission use and allow for a 65-bed expansion to an existing 157-bed facility, for a total of 222 beds. The existing site is already parking impaired; the proposed development will further exacerbate the impairment by adding beds to the site while reducing the number of parking spaces by four. Therefore, staff recommends denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/19/65	The Board of City Commissioners approved a Rezoning (Z-0026-65) from C-2 (General Commercial) and R-4 (High Density Residential) to C-M (Commercial/Industrial) on property generally located between "E" Street to the east, "F" Street to the west, Wilson Avenue to the north, and Bonanza Road to the south. The Planning Commission recommended approval of this request.
12/13/72	The Board of City Commissioners approved a Rezoning (Z-0087-72) from R-4 (High Density Residential), C-2 (General Commercial) and C-M (Commercial/Industrial) to M (Industrial) at 500 West Bonanza Road. The Planning Commission recommended approval of this request.
08/22/73	The Board of City Commissioners approved a Rezoning (Z-0067-73) from C-2 (General Commercial) and R-4 (High Density Residential) to M (Industrial) and C-2 (General Commercial) on property generally located on the northwest corner of "E" Street and Bonanza Road.
03/20/74	The Board of City Commissioners approved a Reinstatement, Extension of Time [(Z-0087-72(1))] of an approved Rezoning from R-4 (High Density Residential), C-2 (General Commercial) and C-M (Commercial/Industrial) to M (Industrial) and a Plot Plan Review for property located at 500 West Bonanza Road. The Planning Commission recommended approval of this request.
04/24/80	The Board of Zoning Adjustment approved a Variance (V-0019-80) to allow the construction of a Women's Shelter without the required parking and setbacks.

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03/26/86	The Planning Commission approved a Plot Plan Review (Z-0058-83) to allow a Thrift Store on property located at the southwest corner of "D" Street and Wilson Avenue. Staff recommended approval of this request.
05/22/86	The Board of Zoning Adjustment approved a Special Use Permit (U-0036-86) to allow a Thrift Store in conjunction with an existing family shelter located at 614 "E" Street. Staff recommended approval of this request.
12/14/92	The City Council approved a Rezoning (Z-0078-92) from C-2 (General Commercial) and R-4 (High Density Residential) to C-2 (General Commercial) on 1.3 acres on the north side of Bonanza Road, between "D" Street and "E" Street. The Planning Commission and staff recommended approval.
07/12/99	The City Council approved a Petition to Vacate (VAC-0018-99) "E" Street (70 feet wide) and all public alleys (20 feet wide) generally located on the north side of Bonanza Road, between "F" Street and "E" Street. The Planning Commission and staff recommended approval of this request.
10/16/99	The City Council approved a Special Use Permit (U-0081-99) for a proposed 8,000 square-foot dormitory in conjunction with the existing Las Vegas Rescue Mission located at the northwest corner of Bonanza Road and "D" Street. The Planning Commission and staff recommended approval of this request.
06/29/01	The Planning Commission approved a Site Development Plan Review (SD-0027-01) for a proposed 13,619 square-foot dormitory building in conjunction with the existing Las Vegas Rescue Mission at 400 and 406 West Bonanza Road. Staff recommended approval of this request.
10/19/03	The City Council approved a Required Review (RQR-3094) of an approved Special Use Permit (U-0081-99) for an 8,000 square-foot dormitory in conjunction with the existing Las Vegas Rescue Mission at 480 West Bonanza Road. Staff recommended approval of this request.
01/17/07	The Planning and Development Department administratively approved a Reversionary Final Map (FMP-17479) of 1.56 acres located north of Bonanza Road, east of "F" Street, and southeast of Interstate 15. The map was recorded 01/25/07.

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04/18/07	The City Council approved a Site Development Plan Review (SDR-19679) for a proposed 10,771 square-foot Rescue Mission and Waiver of the perimeter landscape buffer standard to allow no landscaping along portions of the north and south property lines where 15-foot wide landscape buffers are required and to allow no landscaping along the east property line where an eight-foot landscape buffer is required and a Special Use Permit (SUP-19681) for a Rescue Mission on 1.82 acres on the northeast corner of "F" Street and Bonanza Road as well as a request for a Rezoning (ZON-19680) from R-4 (High Density Residential) to M (Industrial) on 0.15 acres on the southeast corner of "F" Street and Wilson Avenue. The Planning Commission and staff recommended approval of these requests.
09/19/07	The City Council approved a Request for a Rezoning (ZON-23472) from C-2 (General Commercial), M (Industrial) and R-4 (High Density Residential) under Resolution of Intent to M (Industrial) on 1.82 acres at the northeast corner of Bonanza Road and F Street and a Petition to Vacate (VAC-23034) portion of a 20-foot wide sewer easement generally located north of Bonanza Road and east of "F" Street. The Planning Commission recommended approval of these requests.
<i>Related Building Permits/Business Licenses</i>	
c. 1945	Original building was constructed at 480 West Bonanza Road.
08/02/96	Building permits for a guardhouse, entry gates and a block wall (#96015666) and a 90-foot block wall (#96015667) was issued for at 480 West Bonanza Road. The permits received final approval on 09/04/96 and 08/16/96, respectively.
07/08/02	Building permits for onsite improvements/hardscapes (#02012229) and a new building (#02012228) were issued at 404 West Bonanza Road. The permits received final approval 02/07/03.
12/17/03	A business license (#Q07-00544) was issued for a medical firm at 403 West Wilson Avenue. The license is currently active.
11/22/05	A business license (#R18-00003) was issued for a homeless shelter at 480 West Bonanza Road. The license is currently active.
01/23/06	A business license (#N33-00001) was issued for a non-profit community health center at 403 West Wilson Avenue. The license is currently active.
10/09/07	A business license (#N36-00001) was issued for a non-profit thrift store at 480 West Bonanza Road. The license is currently active.
10/19/07	A business license (#R18-00003) was issued for a homeless shelter at 480 West Bonanza Road. The license is currently active.
02/28/08	A building permit (#109359) was issued for site grading at 480 West Bonanza Road. The permit is currently active.
08/28/08	Building permits were issued for a new building certificate of occupancy (#120360), onsite hardscapes (#120361) and a trash enclosure (#120362) at 480 West Bonanza Road. The permits are currently active.
03/18/09	A building permit application (#135798) was submitted for a 35-foot long, six-foot high block wall at 480 West Bonanza Road.

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<i>Pre-Application Meeting</i>	
11/24/08	<p>The following issues were discussed at the pre-application meeting:</p> <ul style="list-style-type: none"> • Parking required for the site. • Conversion of an existing building into a sleeping facility. • Any additional site changes as a result of the requests. • The submittal requirements of a Site Development Plan Review, Variance, Special Use Permit and Rezoning for the proposed redevelopment/remodeling project were also discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

<i>Field Check</i>	
04/09/09	A field check was conducted by staff at the subject property. An existing rescue mission and thrift store was noted on the subject property. Construction consisting of site grading, a dining hall and a parking lot, approved through Site Development Plan Review (SDR-19679) were noted on the west half of the subject site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.09 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Rescue Mission & Thrift Store	LI/R (Light Industry/Research)	C-2 (General Commercial) and M (Industrial)
North	I-15 Right-of-Way	R.O.W. (Right-of-Way)	R.O.W. (Right-of-Way)
South	Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Auto Repair Shop	LI/R (Light Industry/Research)	M (Industrial)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
A-O (Airport Overlay) District (175 Feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District			N/A
Development Impact Notification Assessment			N/A
Project of Regional Significance			N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

As shown in Title 19.04, the following parking standards apply:

Parking Requirement									
Use	Gross Floor Area or Number of Units	Required Per Current Title 19.04 Standards			Existing		Proposed Through SDR-32467		Compliance
		Parking Ratio	Parking		Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	Regular	Handi-capped	
Rescue Mission	157 Existing Beds	1 space per 4 Beds	40		12		8		
	65 Proposed Beds (SDR-32467)	1 space per 4 Beds	17		Not a part of existing site		0		
Thrift Store	8,996 SF	1 space per 250 SF	36		36		36		
Existing Storage	6,765 SF	1/1000 SF	7		7		7		
SubTotal			96	4	53	2	47	4	
TOTAL			100		55		51		N*
Parking Space Deviation					-28 From Title 19.04		-49 From Title 19.04; -21 From Existing		
Percent Deviation					45% reduction in required 19.04 spaces		49% reduction in required 19.04 spaces; 29% from existing		
Loading Spaces			1		1		1		Y

* The applicant has requested Variance (VAR-32468) to allow 51 parking spaces where 72 are required.

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ANALYSIS

This is a request for a Major Amendment to an approved Special Use Permit (SUP-19681) for the expansion of an existing Rescue Mission at 480 West Bonanza Road. The subject property at one time consisted of several independent parcels, some of which had previous approvals for a Rescue Mission use and others which did not. An administrative joining was performed through the Clark County Assessor's Office, bypassing the City of Las Vegas, which created one large parcel, portions of which are not entitled for a Rescue Mission use. The applicant has requested this application to entitle the entire 4.09 acre site for a Rescue Mission Use and allow for a 65-bed expansion to an existing 157-bed facility, for a total of 222 beds.

The site currently provides 55 parking spaces for a 157-bed Rescue Mission and through a companion Site Development Plan Review (SDR-32467) proposes to provide 51 parking spaces for a 222-bed Rescue Mission where 72 are required. This represents a 29% deviation of parking spaces required for a 65-bed expansion. The existing site is already parking impaired; the proposed development will further exacerbate the impairment by adding beds to the site while reducing the number of parking spaces by four. Therefore, staff recommends denial of this request.

- **Use**

A Rescue Mission use is defined by Title 19.04 as a building that is used or intended to be used to provide to homeless individuals' temporary accommodations, shelter, meals or any combination thereof. For purposes of the preceding sentence, a "homeless individual" includes an individual who lacks a fixed, regular and adequate nighttime residence.

- **Minimum Special Use Permit Requirements**

There are no Title 19.04 Minimum Special Use Permit Requirements for a Rescue Mission use.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The proposed expansion of the land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses as it conforms to the LI/R (Light Industry/Research) general plan of the subject site and surrounding area.

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2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The subject site is not physically suitable for the intensity of the land use proposed as it fails to meet the minimum required Title 19.04 parking spaces. While the intensity of the land use will increase, the proposed parking provided on the site will decrease, thereby exacerbating the existing parking impaired condition of the site.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The site is accessed by Bonanza Road to the south, a 100-foot Primary Arterial, according to the Master Plan of Streets and Highways, and D Street, a 60-foot Local Street to east, which will provide adequate access to the site. The site is also bordered by Wilson Avenue to the north; however, no access will be provided.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Approval of the Special Use Permit is not inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan as the Rescue Mission use is permissible use upon the approval of this Special Use Permit.

5. **The use meets all of the applicable conditions per Title 19.04.**

There are no applicable conditions pursuant to LVMC Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 96

APPROVALS 1

PROTESTS 0